

LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex
80 Doyle Road, Bantam, CT
REGULAR MEETING MINUTES
August 15, 2016 7:01 p.m.

Call to Order: Chairman Schlesinger called the regular meeting to order at 7:00 pm.

Members Present: Guy Baldwin, Carol Bramley, Abby Conroy, Peter Losee,
Denise Schlesinger

Members Absent: Thomas Waterhouse

Alternate Members Present: William Conti, Mitchell Samal, Nancy Tarascio-Latour

Also Present: Dennis Tobin, PhD

1. Appointment of Alternates: Mitchell Samal, William Conti
2. Commissioners' requests: Peter Losee spoke about the new LED light at the Litchfield High School. The light is very bright and does shut off after 10:00 pm. Raz Alexe, Town Engineer stated he will look into this.

APPLICATION RECEPTIONS

3. Town of Litchfield – White Woods Rd. – 8-24 application for replacement of bridge over the Bantam River.
Raz Alexe, Town Engineer presented an overview to the Commission. If everything goes a well, the bridge will be replaced in 2017.

William Conti made a motion for a favorable report for the Town of Litchfield – White Woods Rd. – 8-24 application for replacement of bridge over the Bantam River. Carol Bramley seconded. Vote: 7:0. All in favor.

4. Town of Litchfield – Headquarters Rd. – 8-24 application for replacement of bridge over unnamed brook (Litwin Road end).
Raz Alexe, Town Engineer presented an overview to the Commission. The project will begin in one month.

Carol Bramley made a motion for a favorable report for the Town of Litchfield – Headquarters Rd. – 8-24 application for replacement of bridge over unnamed brook (Litwin Road end). Peter Losee seconded. Vote 7:0. All in favor.

5. Strom – 595 Bantam Rd. – receive Site Plan application for Contractor/Trades, Shop & Storage for Antiques Restoration.

Barry Strom presented the Commission with an overview regarding downsizing the footprint of the barn.

William Conti made a motion to waive design review for Strom – 595 Bantam Rd., Site Plan application for Contractor/Trades, Shop & Storage for Antiques Restoration. Carol Bramley seconded. Vote: 7:0. All in favor.

William Conti Made a motion to approve Strom – 595 Bantam Rd. –Site Plan application for Contractor/Trades, Shop & Storage for Antiques Restoration, Abby Conroy seconded. Vote: 7:0. All in favor.

William Conti made a motion for lighting to be reviewed at designed review for Strom – 595 Bantam Rd., Contractor/Trades, Shop & Storage for Antiques Restoration. Carol Bramley seconded. Vote: 7:0. All in favor.

6. Fearon – 51 Camphill Rd. – Receive and set public hearing (9/6/15) for Special Exception accessory apartment.

Lisa and Charles Fearon presented the Commission with an overview. Mr. and Mrs. Fearon would like to create an in-law apartment.

Carol Bramley made a motion to send Fearon – 51 Camphill Rd. –for Special Exception accessory apartment to public hearing on 9/6/16. Abby Conroy seconded. Vote: 7:0. All in favor.

7. Abbott – 13 Millay Court – Receive Minor Site Plan Modification to extend existing deck 3'. Mark Abbott presented the Commission with an overview regarding an existing deck. 13 Millary Court is part of Condominium Association in which, Mr. Abbott will need their approval first.

William Conti made a motion to send Abbott – 13 Millay Court – Receive Minor Site Plan Modification to extend existing deck 3' to public hearing on 9/6/16, subject to the receipt of the approval from the Condominium Administration. Carol Bramley seconded. Vote 7:0. All in favor.

PUBLIC HEARINGS

William Conti is now seating as an alternated member.
Nancy Tarascio-Latour is now seated as a regular member.

8. Doyle – 308 Norfolk Rd. – Special Exception for three lot re-subdivision with interior lot. Presented the Commission with an overview of the site plan.

William Conti left at 7:46 pm.

Public Comment: None

Carol Bramley made a motion to close the public hearing. Peter Losee seconded. Vote: 7:0. All in favor.

Carol Bramley made a motion to approve Doyle – 308 Norfolk Rd. – Special Exception for three lot re-subdivision with interior lot. Abby Conroy seconded. Vote 7:0. All in favor.

9. Approval of Minutes of August 1, 2016

Carol Bramley made a motion to approve the minutes of August 1, 2016. Abby Conroy seconded. Vote 5:0:2. (Peter Losee and Nancy Tarascio-Latour abstained).

10. Public Comment

- a. Georgene Summers stated they have subject to ongoing harassment from Frank Stack regarding his property.
- b. Margaret Deakin stated her attorney will be submitting a letter to the Planning & Zoning Commission.
- c. Dr. Tobin:
 - 1. 9/6 - The consultants will present an online survey.
 - 2. 9/19 - The consultants will present from 6 pm to 9 pm at the Community Center in Litchfield.

11. Old Business None

12. New Business None

13. Possible Executive Session to discuss pending litigation: None

14. Correspondence

- a. City of Torrington, Martin J. Connor, AICP, City Planner, July 14, 2016, Re: Proposed Farm Brewery Regulations. The intent of this proposed Zoning Regulations is to preserve open space, and to promote agriculture and tourism in Torrington.

Carol Bramley made a motion to close the meeting. Abby Conroy seconded. Vote of 7:0. All in favor.

Meeting ended at 8:00 pm.

Respectfully Submitted,



Nancy Latour, Recording Secretary
Recording Date 08/15/16

Denise Schlesinger, Chairman
Date 08/ /16